Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

24b Goodrich Street, Bentleigh East Vic 3165

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,310,000	Pro	operty Type	Unit			Suburb	Bentleigh East
Period - From	01/07/2021	to	30/09/2021		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1/79 Brooks St BENTLEIGH EAST 3165	\$1,300,000	04/07/2021
2	2/2 Simmonds St HUGHESDALE 3166	\$1,251,000	01/11/2021
3	77a Dalny Rd MURRUMBEENA 3163	\$1,205,000	02/12/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

06/12/2021 09:42







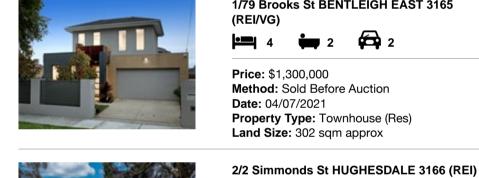


Property Type: Townhouse (Res) Land Size: 309 sqm approx Agent Comments

Andrew Panagopoulos 9593 4500 0412054970 andrewpanagopoulos@jelliscraig.com.au

> **Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median Unit Price** September quarter 2021: \$1,310,000

Comparable Properties



1/79 Brooks St BENTLEIGH EAST 3165



Price: \$1,300,000 Method: Sold Before Auction Date: 04/07/2021 Property Type: Townhouse (Res) Land Size: 302 sqm approx

Agent Comments

Agent Comments



Price: \$1,251,000 Method: Private Sale Date: 01/11/2021 Property Type: House

77a Dalny Rd MURRUMBEENA 3163 (REI)



Agent Comments



Price: \$1,205,000 Method: Private Sale Date: 02/12/2021 Property Type: House

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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